

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1102/12 Yarra Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$825,000 & \$875,000

### Median sale price

Median price \$603,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2026 to 31/03/2026 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1303/1 Almeida Cr SOUTH YARRA 3141	\$880,000	31/03/2026
2	1105/681 Chapel St SOUTH YARRA 3141	\$825,000	26/03/2026
3	702/12 Yarra St SOUTH YARRA 3141	\$825,000	21/10/2025

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/04/2026 14:21



 2   
  2   
  2

**Property Type:** Unit  
**Land Size:** 129 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$825,000 - \$875,000  
**Median Unit Price**  
 March quarter 2026: \$603,000

## Comparable Properties



1303/1 Almeida Cr SOUTH YARRA 3141 (REI)

Agent Comments

 2   
  2   
  1

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 31/03/2026  
**Property Type:** Apartment



1105/681 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments

 2   
  2   
  1

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 26/03/2026  
**Property Type:** Apartment



702/12 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2   
  2   
  1

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** Apartment  
**Land Size:** 133141.58 sqm approx

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951